

REPORT - PLANNING COMMISSION MEETING
March 13, 2003

Project Name and Number: MISSION VILLAS (PLN2002-00321)

Applicant: Braddock & Logan Group II

Proposal: To consider a General Plan Amendment from Neighborhood Commercial and Residential (6.5 - 10) to Residential (6.5 - 10) and Residential (15-18) to provide a mix of single-family dwellings, residential flats and townhouses for a total of 70 units on 5.71 acres.

Recommended Action: Recommend Mitigated Negative Declaration and General Plan Amendment to City Council.

Location: 533, 575, 615, 669, 687 Washington Boulevard in the Mission San Jose Planning Area.

APN: 513-504-103; 513-504-104; 513-504-105-01; 513-504-1-05; 513-504-102-02; 513-504-102-01

Area: 5.71 acres

Owner: Braddock & Logan Group II

Agent of Applicant: Jim Sullivan

Environmental Review: An Initial Study and Mitigated Negative Declaration has been prepared and circulated for this project.

Existing General Plan: Commercial Neighborhood, Medium Density Residential (6.5-10)

Existing Zoning: P(H)(H-I) Planned District, Historic Overlay District, Hillside Combining District

Existing Land Use: Two single family homes; vacant residential and commercial.

Public Hearing Notice: Public hearing notification is applicable. 191 notices were mailed to owners and occupants of property within a minimum radius of 300 feet from the site on the following streets: Washington Boulevard, Enos Street, Gallegos Avenue, Gallegos Terrace, Emerson Street, Palm Avenue, Coit Avenue, Nielsen Court, Hawthorne Drive, Washington Common, Debrum Common, Azevedo Common, and Livermore Common. The notices to owners and occupants were mailed on February 28, 2003. A Public Hearing Notice was delivered to The Argus newspaper on February 26, 2003 to be published by March 3, 2003.

Executive Summary: The applicant is proposing a General Plan Amendment (GPA) from Medium Density Residential (6.5-10) and Neighborhood Commercial to Medium Density Residential (6.5-10) and Medium Density Residential (15-18). The GPA would allow for a total of 82 units at step 3. The applicant has submitted conceptual plans as part of this General Plan Amendment, to be followed by a Planning District rezoning, subdivision, preliminary grading plan and private street applications. The conceptual plans illustrate the addition of 19 single-family houses, 16 residential flats, and 35 townhouses for a total of 70 units and would include the demolition of two existing houses. The conceptual plans illustrate development just below step 2. Conceptual plans are included here for illustration purposes only and are not proposed for approval at this time. Access to the single-family houses would be on Enos Street while access to the flats and townhouses would be on Washington Boulevard.

Background and Surrounding Areas: The project site is located in the Mission San Jose Planning Area. The conceptual plans show the single-family homes that would be located on Enos Street while the townhouses and residential flats would face on Washington Boulevard. The two existing residences on Washington Boulevard are proposed for demolition with this project.

The project site is located immediately between Gallegos Avenue and Coit Avenue on the north side of Washington Boulevard. The project site is more generally located between Paseo Padre Parkway and Mission Boulevard on the north side of Washington Boulevard. The site is primarily surrounded by residential uses. Single-family residential neighborhoods lie to the north and east. A mix of single-family and multi-family structures lies to the south and west. An auto-related commercial facility is located southeast of the site on Washington Boulevard. Further to the east on Mission Boulevard is in the Mission San Jose historic business district, with a mix of small- and medium-sized retail businesses.

A large portion of this vacant property (533 Washington Boulevard) was formerly a supermarket, most commonly known as Rebello's Market. The supermarket was constructed sometime after 1959 and was destroyed by fire in the late 1980's or early 1990's. This portion of the site has remained vacant since that time with the principal use being a lot for Christmas tree sales. The Irvington Auto Service at 493 Washington Boulevard is at the same site as a former service station, Irvington Automotive. The service station use changed to an automotive repair use in 1985. This site is not being proposed for a General Plan redesignation to Medium Density Residential because of environmental issues at the site.

Project Description: The project applicant proposes to change the General Plan from Medium Density Residential (6.5-10) and Neighborhood Commercial to Medium Density Residential (6.5-10) along Enos Street and Medium Density Residential (15-18) on Washington Boulevard, as indicated on the exhibits. The application has provided a conceptual plan with the General Plan Amendment application which illustrates development of the 5.7-acre site with 19 single-family houses on Enos Street and 16 residential flats and 35 townhouses on Washington Boulevard for a total of 70 units. If the General Plan Amendment is approved for this site, applications for a Planned District rezoning, subdivision, preliminary grading plan and private street applications will follow. The conceptual plans are provided here for illustrative purposes only and are not subject to approval at this time. Two existing single-family homes would be demolished to complete the project.

General Plan Conformance: The existing General Plan land use designation for the project site is Neighborhood Commercial for the eastern portion of the site (along both Washington Boulevard and Enos Street) and Medium Density Residential (6.5-10) on the western portion of the site (with frontage on Washington Boulevard and just east of the current terminus of Enos Street). Please see the exhibits for further clarification. The General Plan does not allow residential development in the Neighborhood Commercial designations. The proposed density for residential development also varies from the density allowed in the General Plan. The applicant is therefore seeking this General Plan Amendment to Medium Density Residential (6.5-10) along Enos Street and Medium Density Residential (15-18) along Washington Boulevard.

In terms of properties in the vicinity of the project site, the north side of Enos Street currently is designated Medium Density Residential (6.5-10) and redesignation of the south side of the street to Medium Density Residential would provide for a similar scale of single-family residential development on both sides of Enos Street. The western portion of the site at the end of the current Enos Street cul-de-sac is currently designated Medium Density Residential (6.5-10) as well.

Similarly, the Medium Density Residential (15-18) designation currently appears immediately west of the site on the north side of Washington Boulevard and also just south and southeast of the site on the south side of Washington Boulevard. There is also a Low Density Residential (5-7) area on the west side of Washington Boulevard in this mixed density residential neighborhood.

The proposed density of the site is as follows:

Medium Density Residential Development (6.5-10)

Step 1	2.5 acres	x	6.5	=	16.25
Step 2	2.5 acres	x	8.3	=	20.75
Step 3	2.5 acres	x	10	=	25

Medium Density Residential Development (15-18)

Step 1	3.2 acres	x	15	=	48
Step 2	3.2 acres	x	16.5	=	52.8
Step 3	3.2 acres	x	18	=	57.6

The General Plan Amendment would theoretically allow for a total of 82 units. The conceptual plans submitted with the General Plan Amendment application show a total of 70 units with step densities between Step 1 and Step 2 in each instance. If this number of units remains the same at the Planned District stage, it would be within the allowable density range for the project site and consistent with densities in the surrounding neighborhood. Amenity fees may be required, depending on the final number of units proposed in the Planned District application.

The applicant applied for this General Plan Amendment prior to the adoption of the City of Fremont's Inclusionary Housing Ordinance, requiring an affordability component equal to 15 percent of the total units. The applicant had been in consultation with the Office of Neighborhoods Housing staff prior to the adoption of the Ordinance and proposed an affordability component of 16 of the 70 units. These affordable units are illustrated in the conceptual plans as the 16 residential flats to be disbursed throughout the project. This proposal was found acceptable by the Office of Neighborhoods Housing staff.

The proposed project is supported by the following goals, objectives and policies of the General Plan:

Goal LU 1: New housing development while conserving the character of the City's existing single-family residential neighborhoods.

Policy LU 1.11: Appropriate transitions shall be encouraged between higher density residential areas and lower density areas, and between commercial areas and lower density residential areas. Transitions can be composed of streets, setbacks, open space, landscape and site treatments, building design and/or other techniques.

Goal LU 2: Commercial development focused in well-defined commercial areas.

Policy LU 2-1: Commercial uses shall generally be located in well-defined commercial areas.

Goal H 3: Housing affordable and appropriate for a variety of Fremont households at all economic levels throughout the City.

Policy H 3A: Continue to designate sufficient residentially zoned land at appropriate densities to provide adequate sites to meet Fremont's new construction need for 2001-2006. Included with that need are the following objectives:

Units Affordable to Very Low Income	873 Units
Units Affordable to Low Income	602 Units
Units Affordable to Moderate Income	1,791 Units
Units Affordable to Above Moderate Income	1,647 Units

Total Need: 4,913 Units

Implementation Programs

9B: Increasing Density on Existing Vacant Residentially Designated Parcels and Underutilized Residential, Commercial and Industrially Designated Parcels. The Vacant/Underutilized Land Analysis discussed on pages 57-58 (and as detailed in the Vacant/Underdeveloped Land Inventory tables in the Appendix) indicate that there is the potential with current zoning for 2,254 units at Step 1 density or 2,867 units at Step 2 density.....

10A: Commercial and Industrial Redesignation. The City will actively solicit property owners and developers interested in re-designation of commercial and/or industrial lands on the easterly side of Interstate 880 for residential use.

The General Plan Amendment would allow for a new housing development which could offer a variety of housing types at a variety of prices, including an affordability component. The housing development would maintain the existing single-family residential neighborhood character on Enos Street. It would also take advantage of the existing multi-family character on Washington Boulevard. As an arterial street with public transit service, Washington Boulevard is considered a good location for the density proposed. In order for the City of Fremont to meet the significant housing production goals identified in Policy H 3A above, this type of housing density may be helpful.

The automotive repair establishment is currently an isolated commercial establishment in an area developed with residential uses in the immediate vicinity. Although it is adjacent to a significant piece of land still designated Neighborhood Commercial, this land has remained vacant. Land Use Goal 2 above discourages this type of isolated commercial development. Planning staff has talked extensively with the property owner and at the present time they are not pursuing the change of the General Plan Designation to Medium Density Residential 15-18 because of additional environmental analysis required at the site.

Zoning Regulations: The property is zoned (P)(H)(H-I) Planned District, Historic Overlay District and Hillside Combining District. The applicant will prepare a Precise Planned District for the proposed development if this General Plan Amendment is approved.

HARB Review: During the time of Precise Planned District review, the application will be referred to the Historic Architectural Review Board for review and comment as the property is within the Historic Overlay District.

Environmental Analysis: An Initial Study and Mitigated Negative Declaration have been prepared for this project. The environmental analysis identified concerns regarding potential impacts to Air Quality, Biological Resources and Noise. The Mitigated Negative Declaration includes mitigation measures, which, if implemented, would reduce the identified impacts to non-significant levels. These mitigation measures will be included as a Mitigation Monitoring Plan. A more detailed description of the potential impacts and mitigation measures are provided within the Initial Study for the project, which is included as an enclosure.

A finding is proposed that this project would not have a significant effect on the environment based upon the implementation of the identified mitigation measures. Accordingly, a Draft Mitigated Negative Declaration has been prepared for consideration by the Planning Commission.

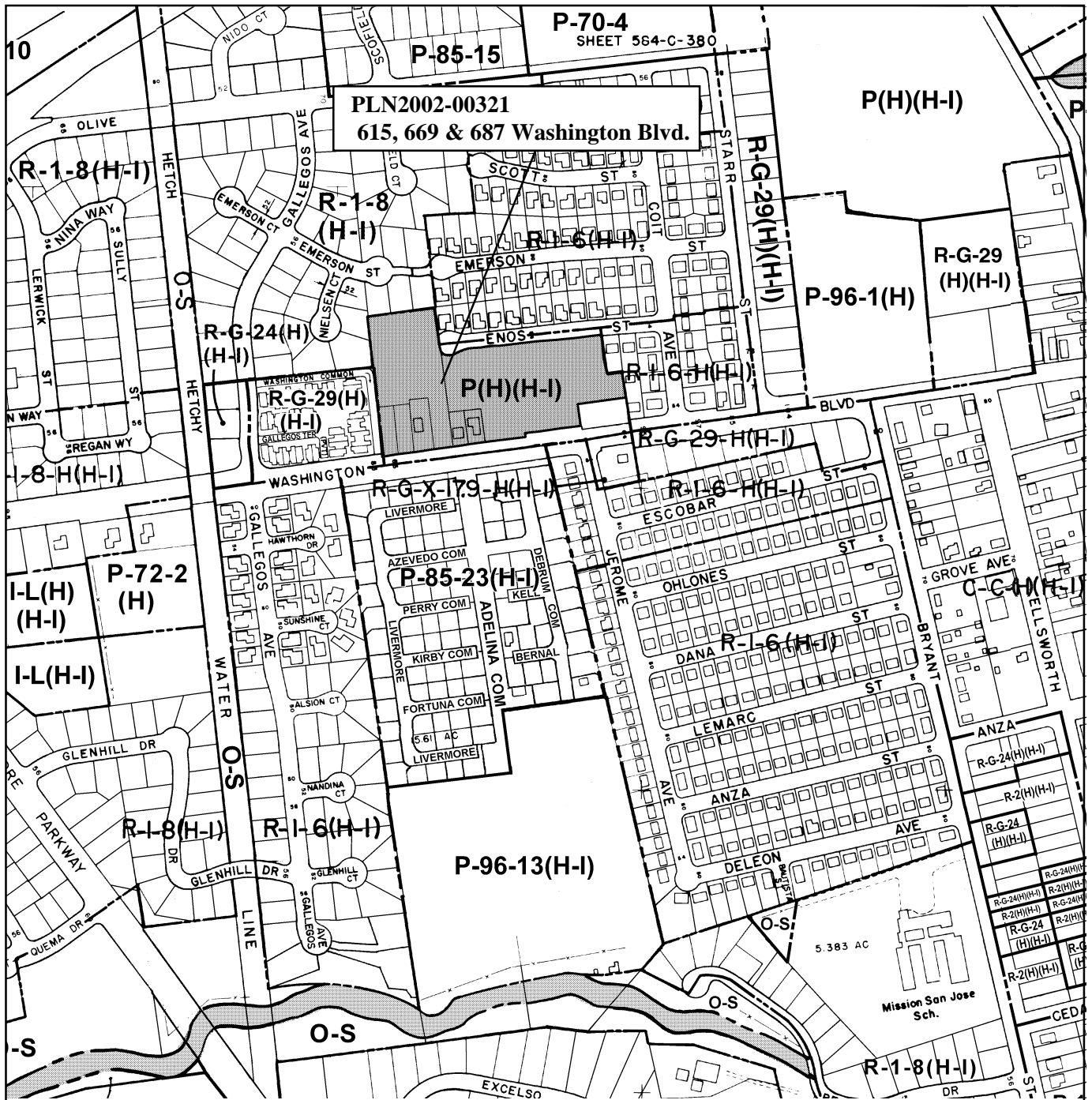
Enclosures: Exhibit "A" (GPA Exhibits)
Initial Study and Mitigated Negative Declaration
Applicant justification statement
Conceptual Plans (Informational)

Exhibit: Exhibit "A" (General Plan Amendment Exhibits)

Recommended Actions:

1. Hold public hearing.
2. Recommend City Council approve Mitigated Negative Declaration for PLN2002-00321 and find it reflects the independent judgement of the City of Fremont.
3. Recommend City Council approve General Plan Amendment PLN2002-00321 as shown on Exhibit "A", and find it in conformance with the designations, goals and policies set forth in the General Plan's Land Use and Housing Chapters.

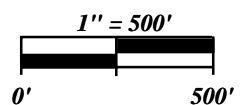
INFORMATIONAL



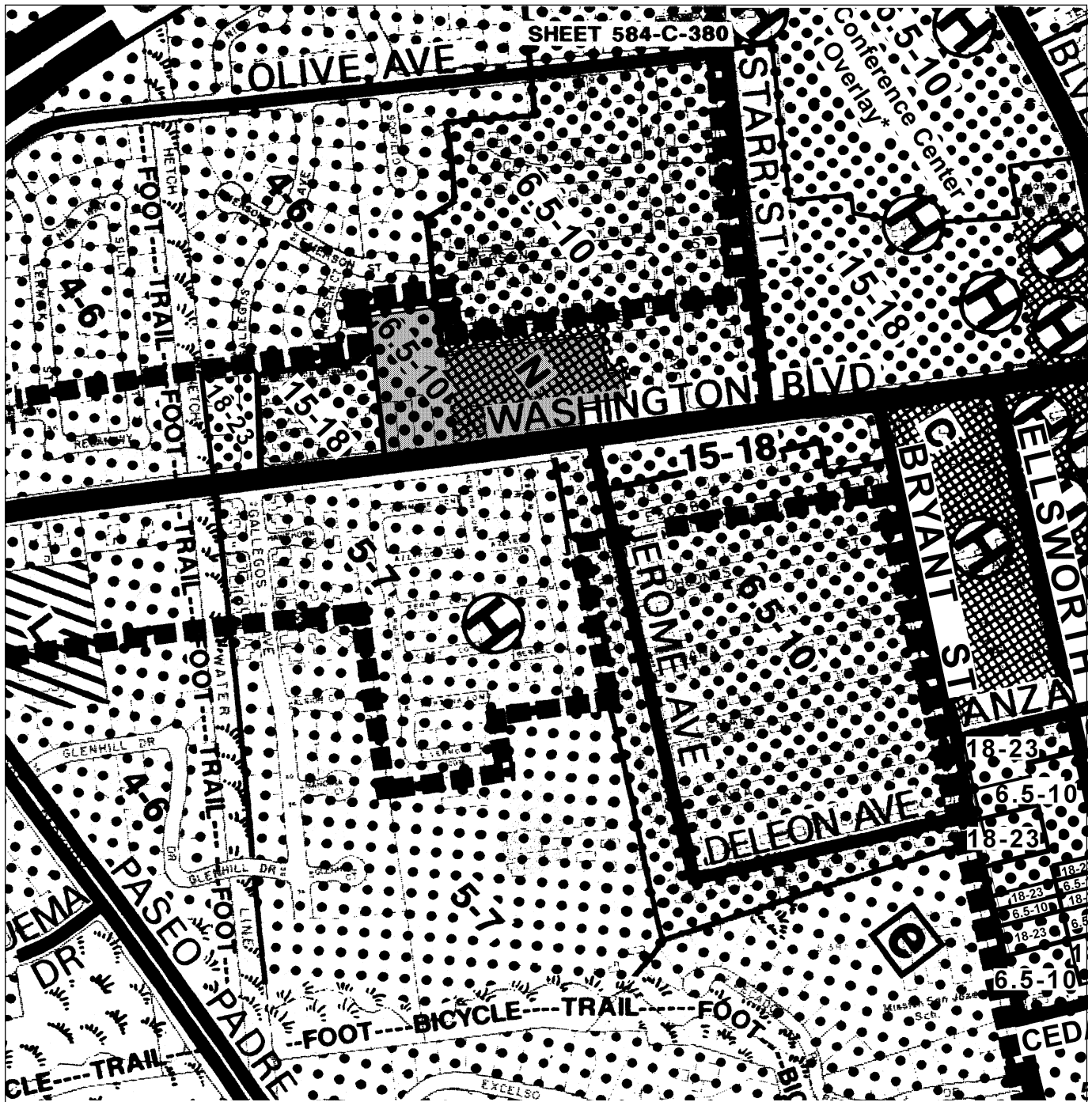
Existing Zoning

Project Number: PLN2002-00321 (GPA)
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Note: Prior arrangements for access are not required for this site.



INFORMATIONAL



Existing General Plan

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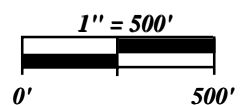


EXHIBIT "A"

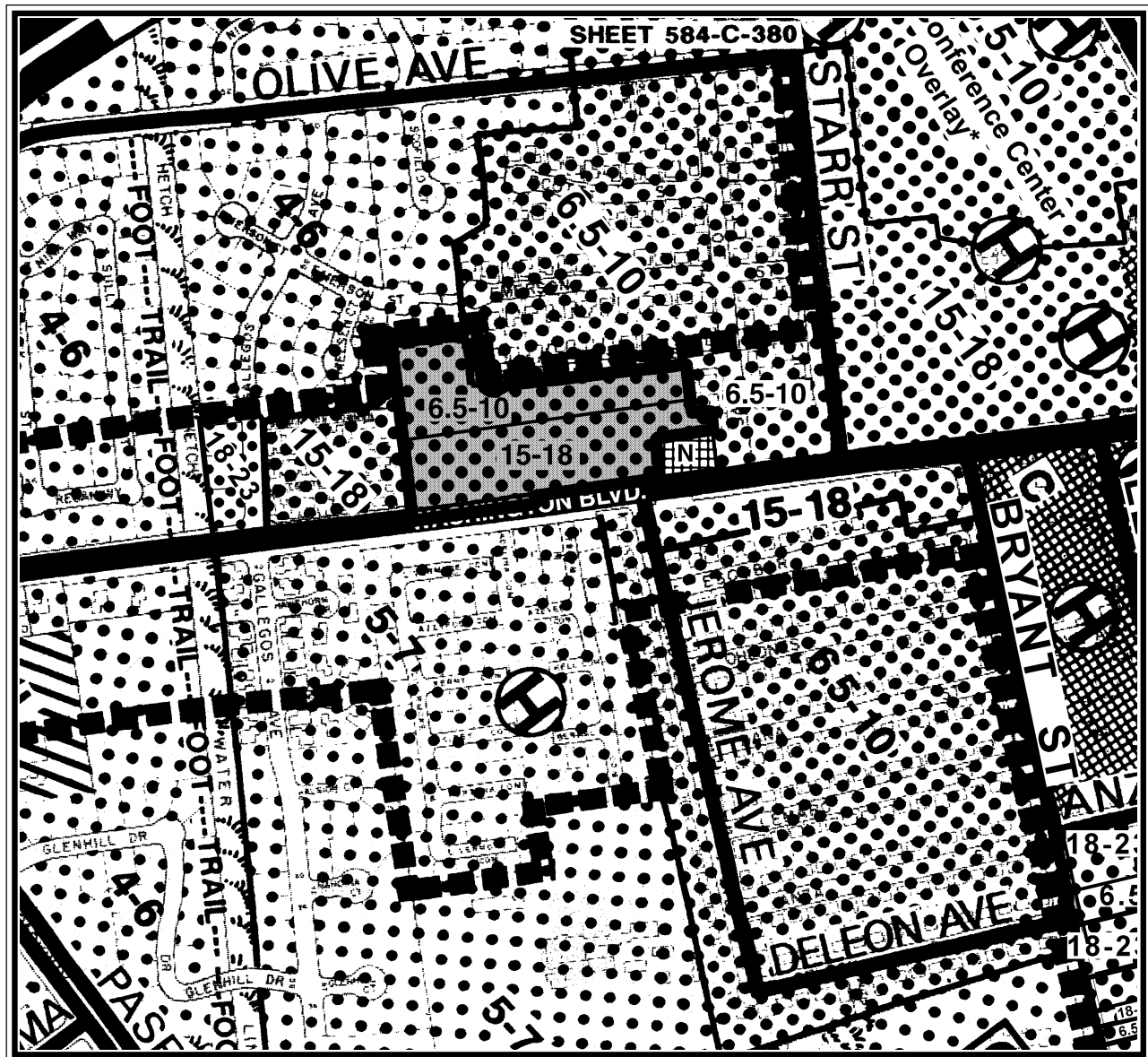
Attached to and made a part of

Resolution No. _____

adopted by the City Council of the City of Fremont, California

On the _____ **day of** _____, **2002** .

GENERAL PLAN LAND USE DIAGRAM (SECTION) CITY OF FREMONT, CALIFORNIA



From: Neighborhood Commercial and Residential (6.5-10)

To: Residential (6.5-10) and Residential (15-18)

[pc 03-13-03] 84-376



**AFFECTS THE LAND USE DIAGRAM
FOR THE IRVINGTON PLANNING AREA**

Associated files:

PLN2002-00321 (GPA)